PP APPROVAL RECORD

Planning Permission

Tirunelveli

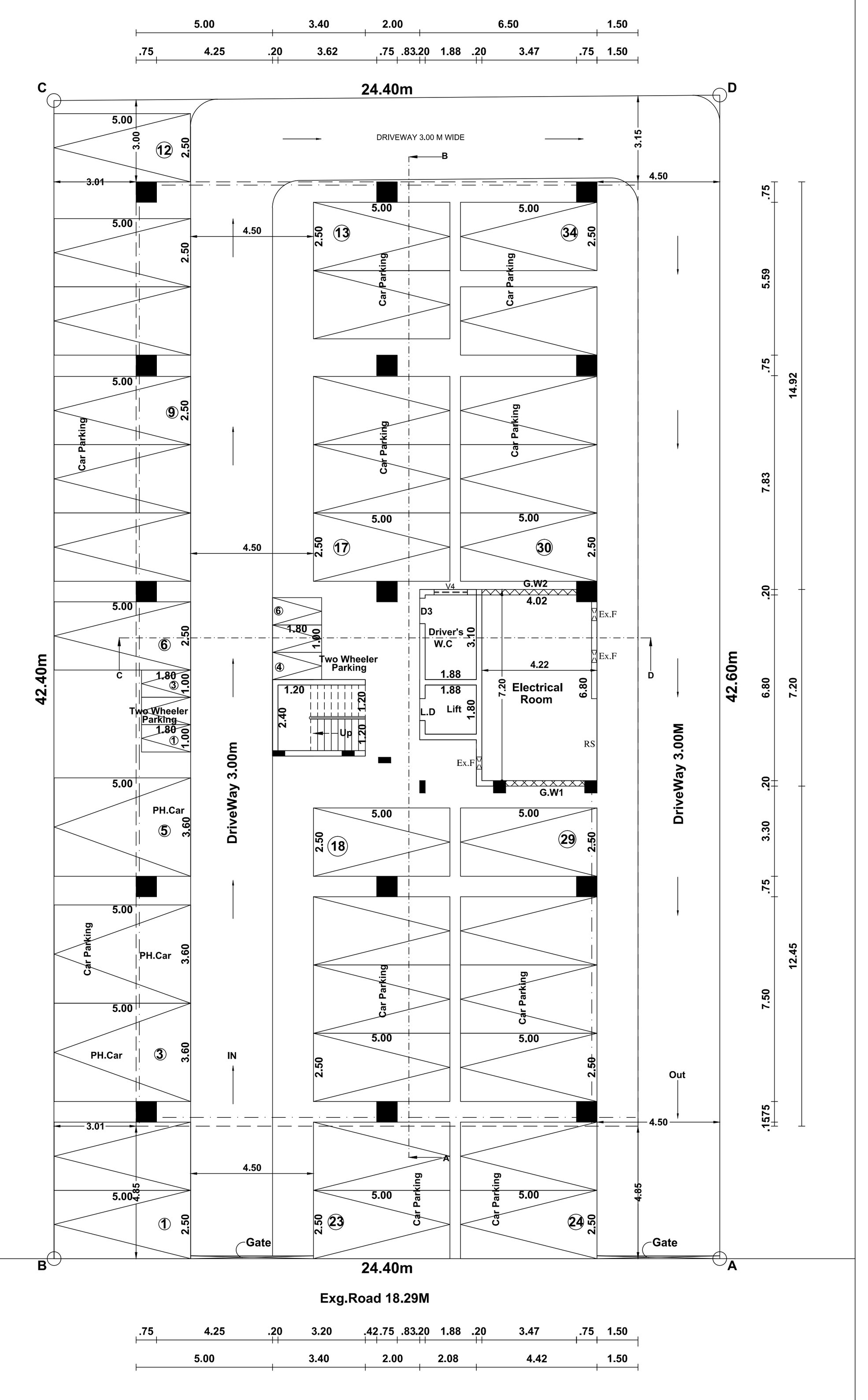
Tirunelveli district, Tamil Nadu

APPROVAL TYPE
Building Plan

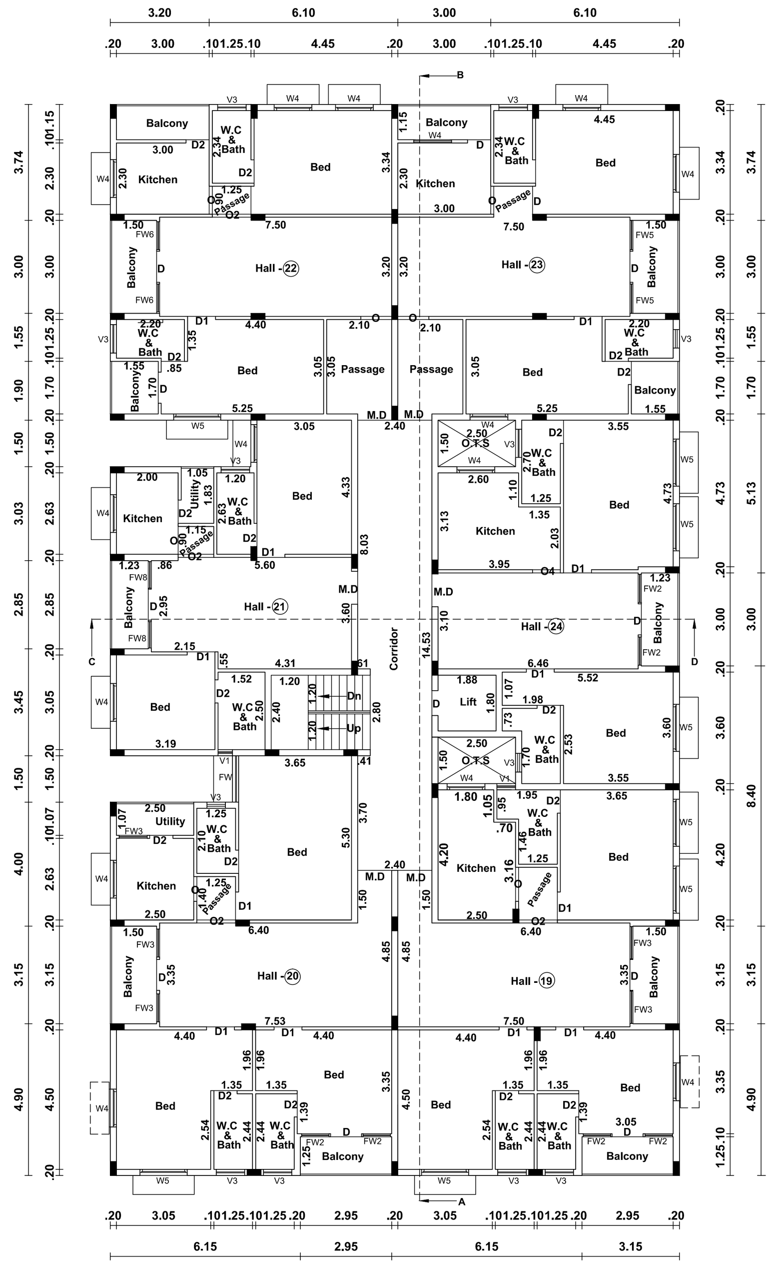
ISSUING AUTHORITY
DTCP

The approval as the planning authority issued it, reproduced in full behind this page.

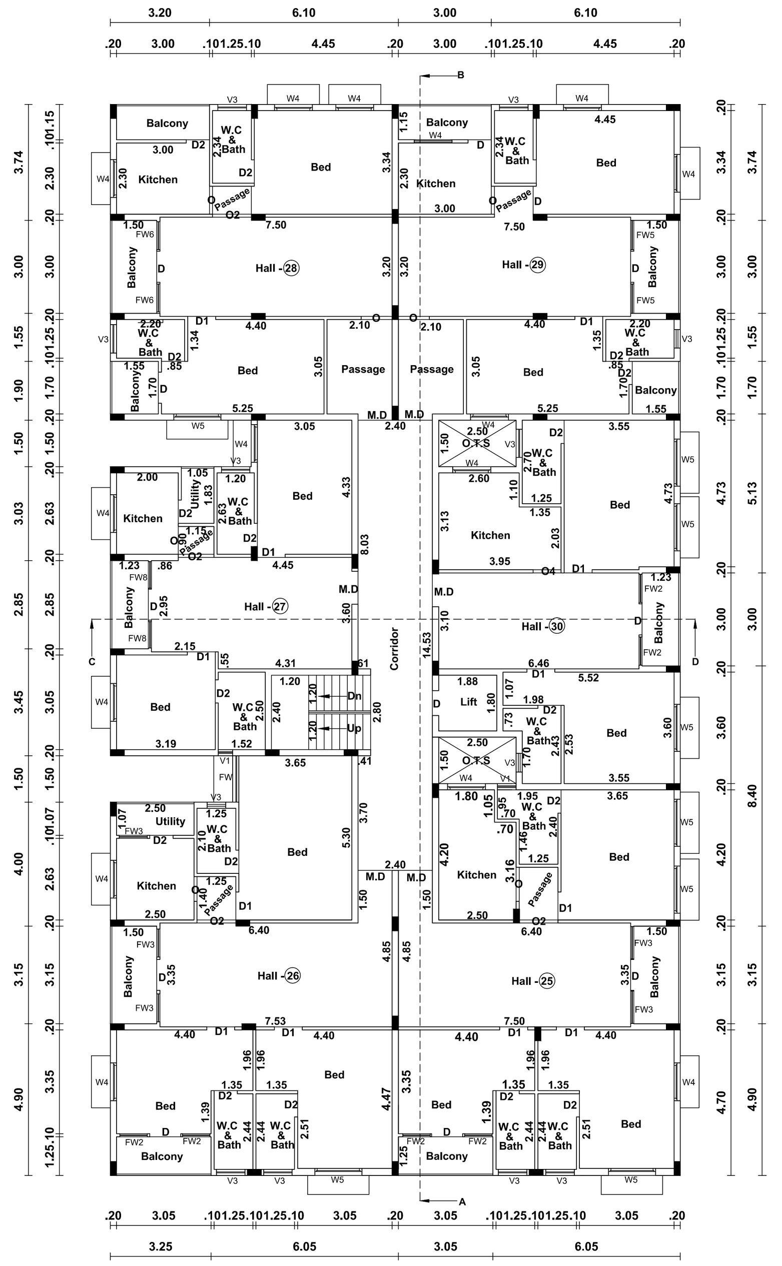
An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.



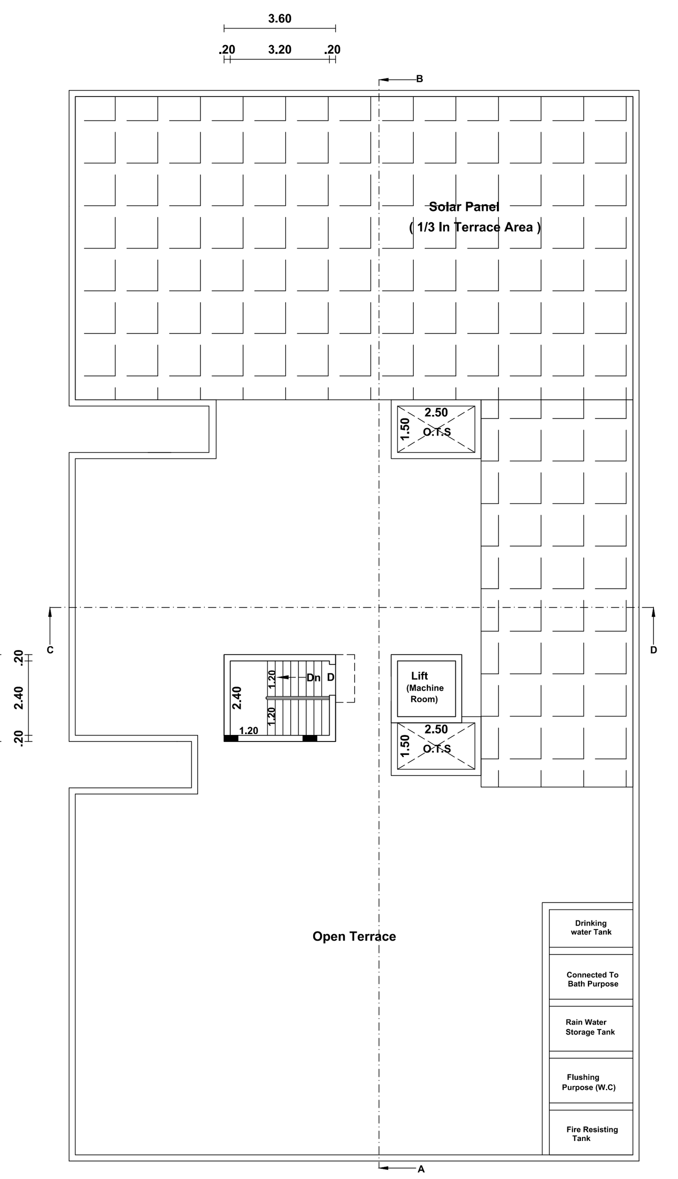
PRO.STILT FLOOR PLAN



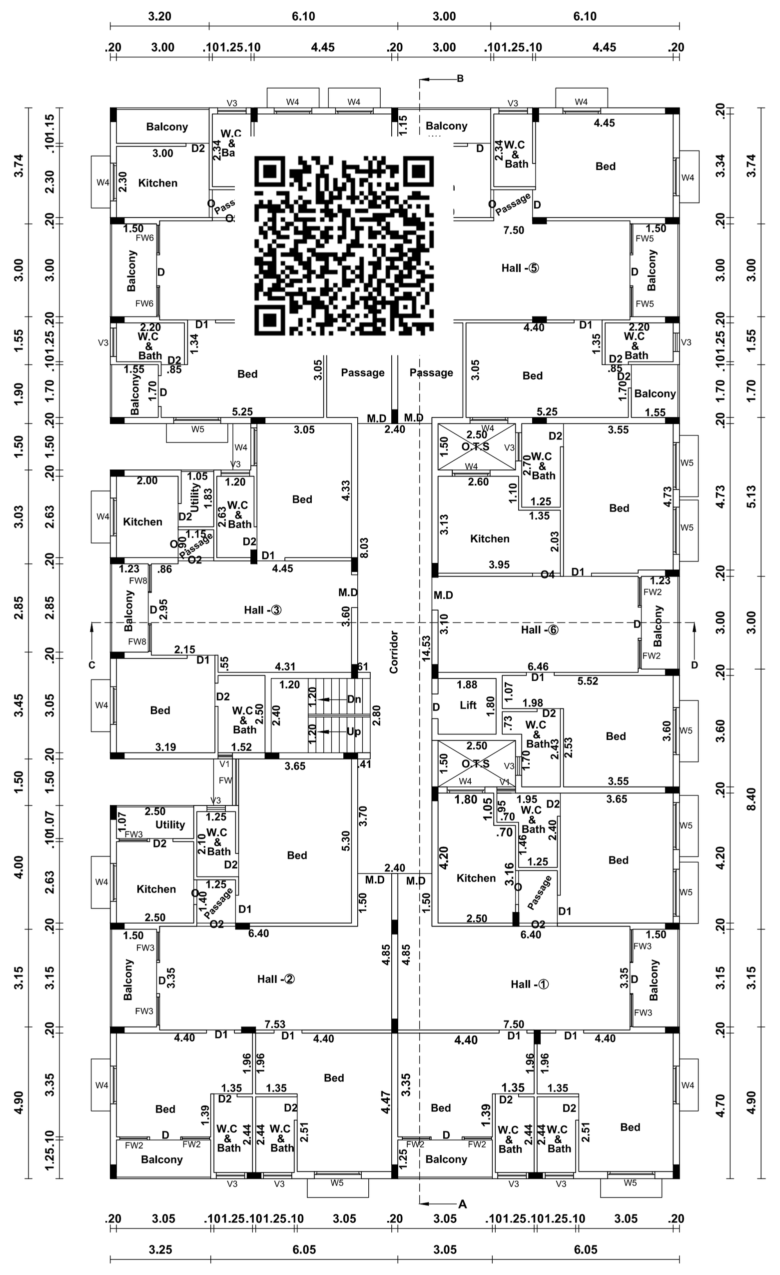
PRO.FOURTH FLOOR PLAN



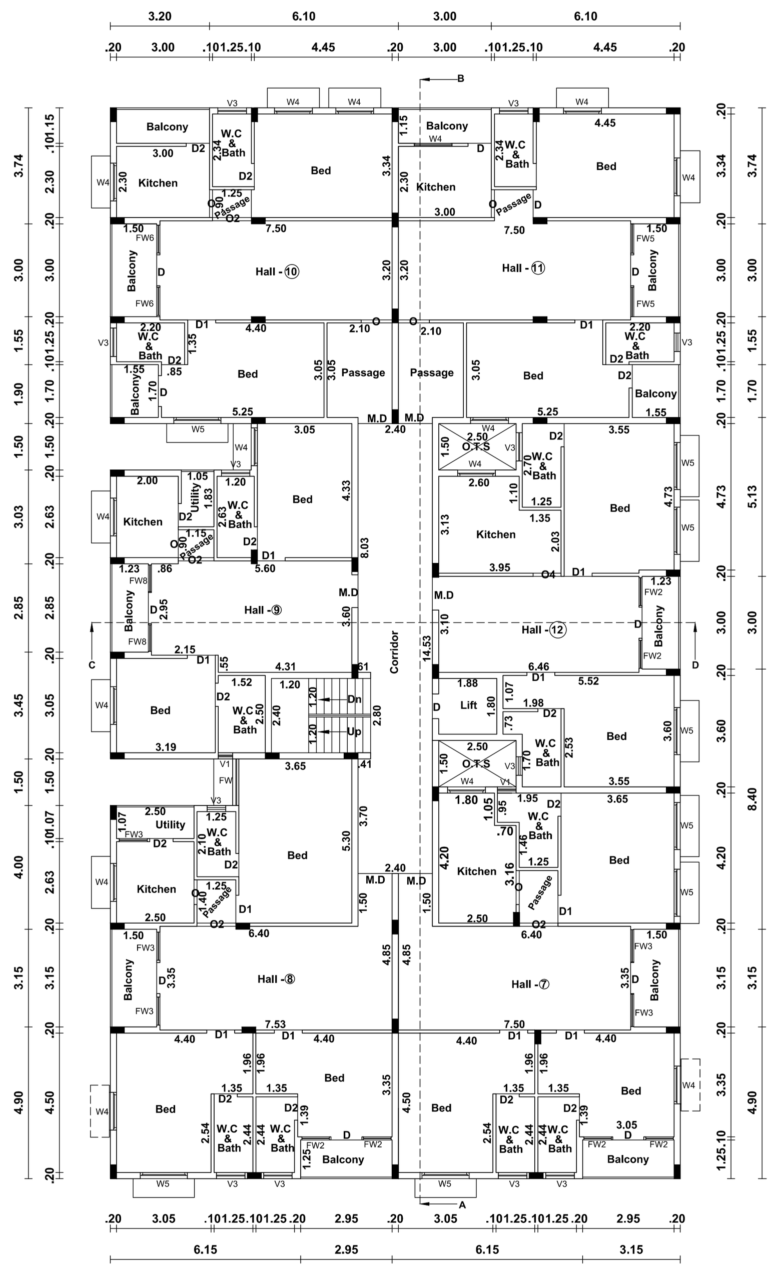
PRO.FIFTH FLOOR PLAN



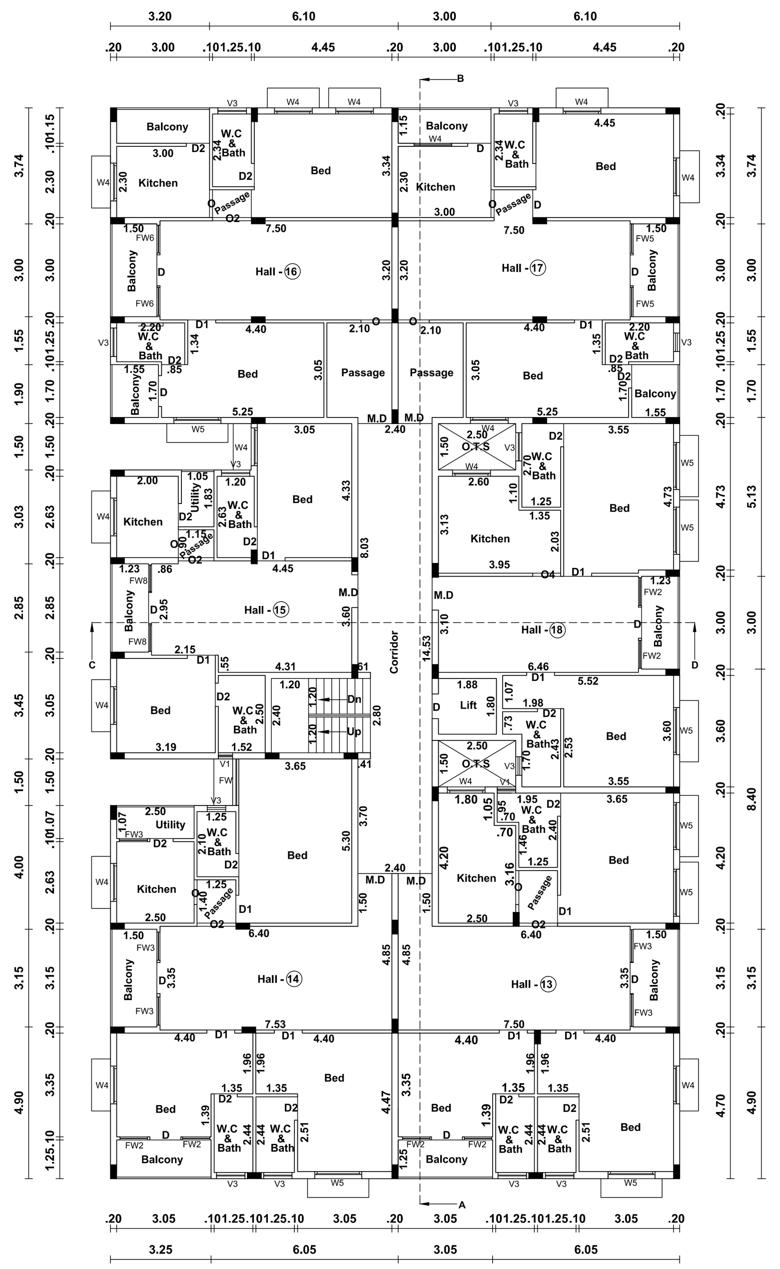
PRO.TERRACE FLOOR PLAN



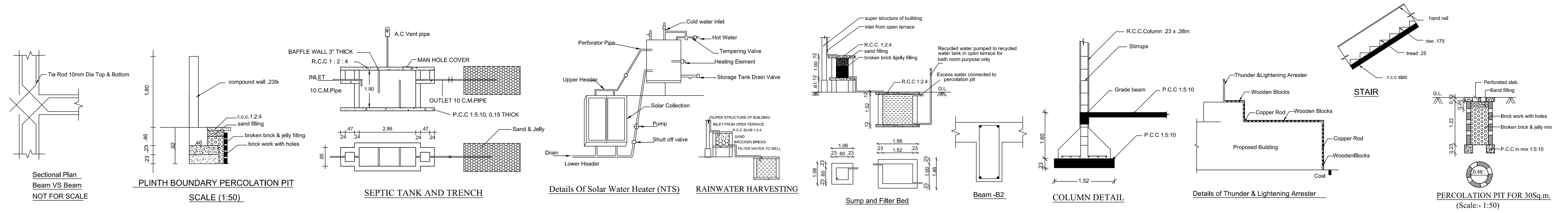
PRO.FIRST FLOOR PLAN



PRO.SECOND FLOOR PLAN



PRO.THIRD FLOOR PLAN



Sectional Plan Beam VS Beam NOT FOR SCALE

PLINTH BOUNDARY PERCOLATION PIT SCALE (1:50)

SEPTIC TANK AND TRENCH

Details Of Solar Water Heater (NTS)

RAINWATER HARVESTING

Sump and Filter Bed

Beam -B2

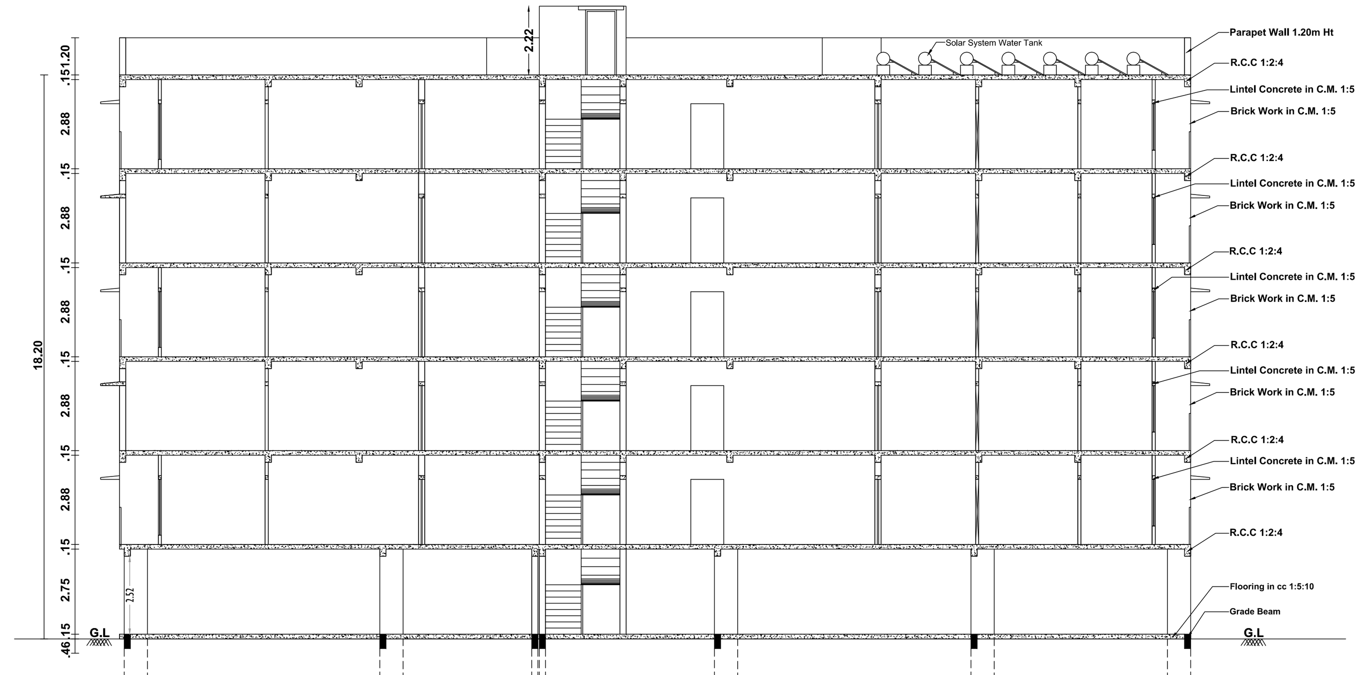
COLUMN DETAIL

Details of Thunder & Lightening Arrester

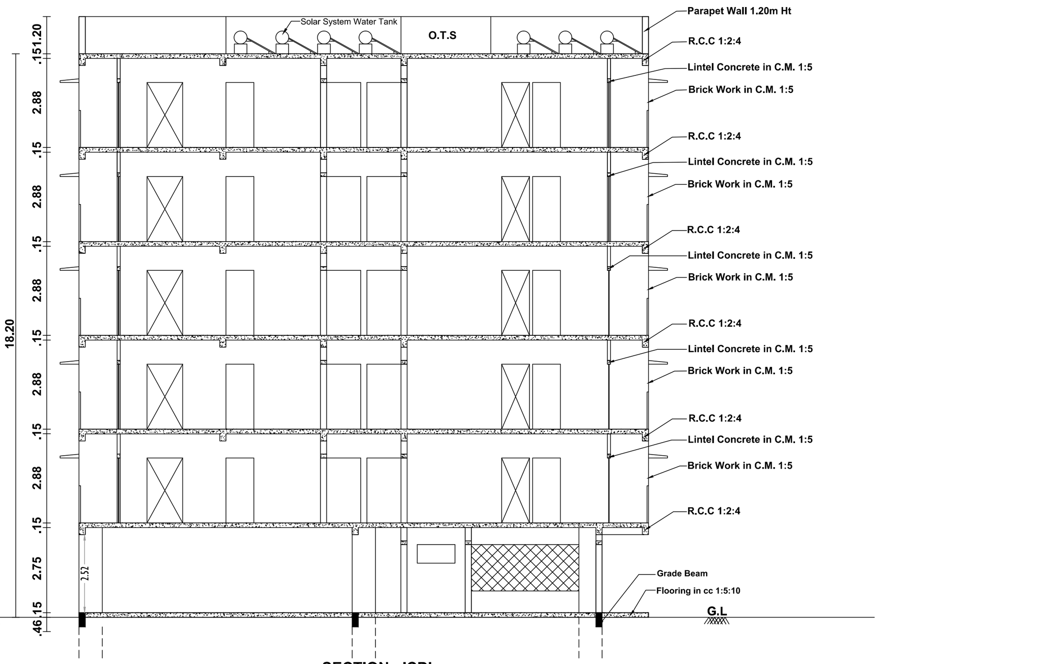
STAIR

PERCOLATION PIT FOR 30Sq.m. (Scale:- 1:50)

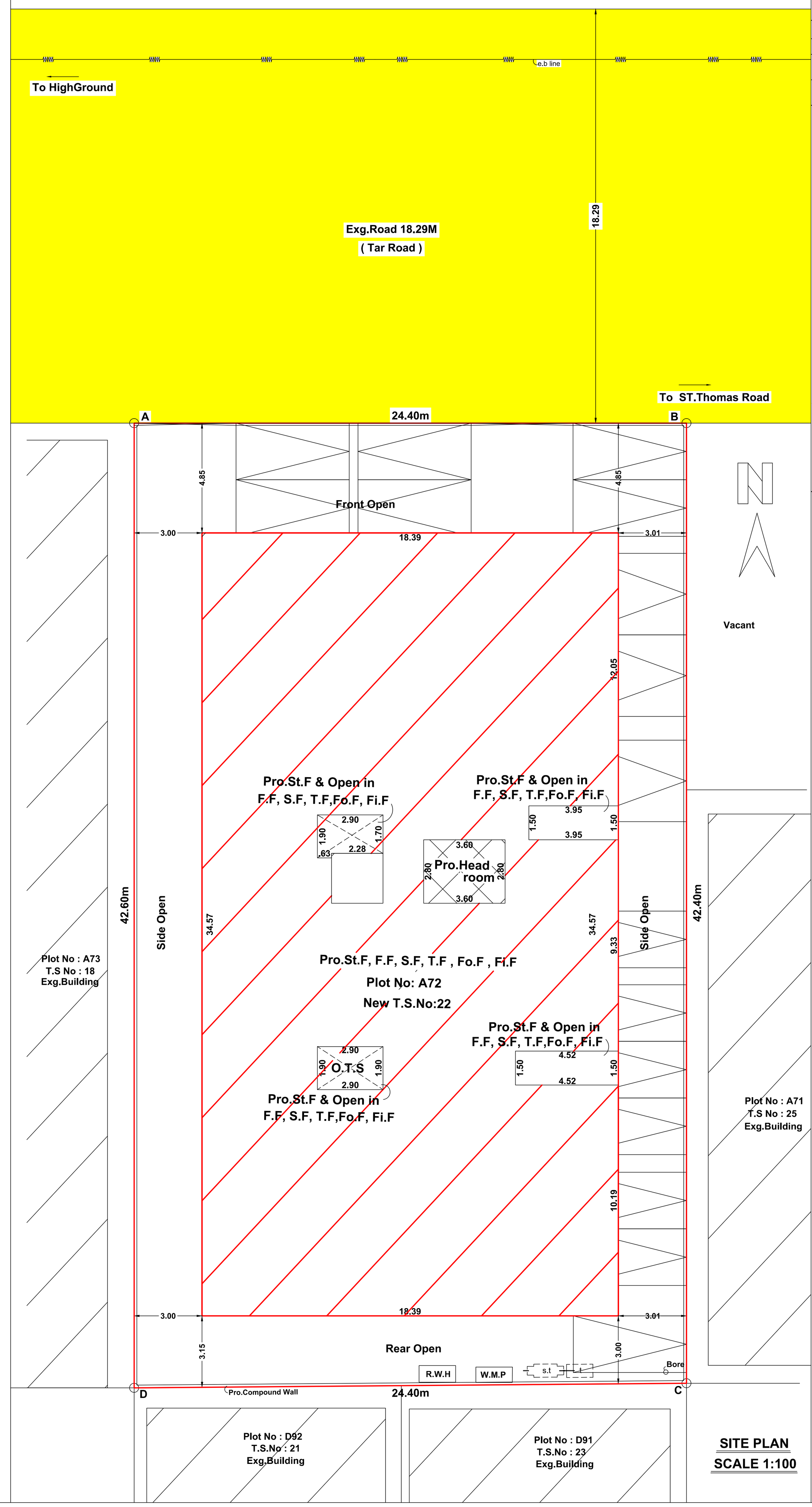
ELEVATION



SECTION - 'AB'



SECTION - 'CD'



SITE PLAN
SCALE 1:100

PLAN SHOWING THE PROPOSED CONSTRUCTION OF 30 DWELLING UNITS HOUSE BUILDING IN PLOT NO : A-72 , 5TH CROSS STREET, MAHARAJA NAGAR, APPROVED LAYOUT NO: L.P.H/D.T.P NO:56/62 , NEW T.S.NO:22 T.S.WARD :BS , BLOCK :09 , (OLD T.S.NO:88, T.S.WARD :BS, BLOCK :9), OLD S.NO: 318 & 339/2 PART , V.M CHATHIRAM VILLAGE , PALAYAMKOTTAI WARD OFFICE , TIRUNELVELI CITY MUNICIPAL CORPORATION.

ORDINARY BUILDING — All Dimension Are In Meter, Scale 1:100

AREA DETAILS:-	Sq.Mt	Sq.Ft
Site Area (AS Per T.S.L.R) (ABCD)	1037.00	11162
Pro.Stilt Floor Area	635.82	6844
Pro.First Floor Area		
Building Area : 623.08 Sq.Mt Void Roof (-) : 7.50 Sq.Mt	615.58	6626
Pro.Second Floor Area		
Building Area : 623.08 Sq.Mt Void Roof (-) : 7.50 Sq.Mt	615.58	6626
Pro.Third Floor Area		
Building Area : 623.08 Sq.Mt Void Roof (-) : 7.50 Sq.Mt	615.58	6626
Pro.Fourth Floor Area		
Building Area : 623.08 Sq.Mt Void Roof (-) : 7.50 Sq.Mt	615.58	6626
Pro.Fifth Floor Area		
Building Area : 623.08 Sq.Mt Void Roof (-) : 7.50 Sq.Mt	615.58	6626
Pro.Head Room Area	10.08	109
Open Area	401.18	4318
Total Pro. St.F, F.F, S.F , T.F Fo.F , Fi.F & H.R Area	3723.80	40083
FSI Area	3109.72	33473

LEGENDS :-
- Site Boundary
- Exg. Road
- Proposed Building

SITE AREA DETAILS:-
As Per Document Area = 1040.51 Sq.mt.
As Per T.S.L.R Area = 1037.00 Sq.mt.
As Per Super Imposed Area = 1037.00 Sq.mt.
The Least Value Taken As Per T.S.LR Area

DWELLING UNIT PARKING CALCULATION:-
Dwelling Unit with Floor Area with 75 - 149.99 Sq.m = 1 Car space
Dwelling Unit with Floor Area with 50 - 75.00 Sq.m = 1 Two Wheeler

Floor Name	Dwelling Reference	Single / Duplex	Dwelling Area	Required Parking
First Floor	1	Single	112.43 Sq.Mt	1 Car Space
	2	Single	114.91 Sq.Mt	1 Car Space
	3	Single	72.72 Sq.Mt	1 Two Wheeler
	4	Single	93.39 Sq.Mt	1 Car Space
	5	Single	93.21 Sq.Mt	1 Car Space
	6	Single	82.59 Sq.Mt	1 Car Space
Second Floor	7	Single	112.43 Sq.Mt	1 Car Space
	8	Single	114.91 Sq.Mt	1 Car Space
	9	Single	72.72 Sq.Mt	1 Two Wheeler
	10	Single	93.39 Sq.Mt	1 Car Space
	11	Single	93.21 Sq.Mt	1 Car Space
	12	Single	82.59 Sq.Mt	1 Car Space
Third Floor	13	Single	112.43 Sq.Mt	1 Car Space
	14	Single	114.91 Sq.Mt	1 Car Space
	15	Single	72.72 Sq.Mt	1 Two Wheeler
	16	Single	93.39 Sq.Mt	1 Car Space
	17	Single	93.21 Sq.Mt	1 Car Space
	18	Single	82.59 Sq.Mt	1 Car Space
Fourth Floor	19	Single	112.43 Sq.Mt	1 Car Space
	20	Single	114.91 Sq.Mt	1 Car Space
	21	Single	72.72 Sq.Mt	1 Two Wheeler
	22	Single	93.39 Sq.Mt	1 Car Space
	23	Single	93.21 Sq.Mt	1 Car Space
	24	Single	82.59 Sq.Mt	1 Car Space
Fifth Floor	25	Single	112.43 Sq.Mt	1 Car Space
	26	Single	114.91 Sq.Mt	1 Car Space
	27	Single	72.72 Sq.Mt	1 Two Wheeler
	28	Single	93.39 Sq.Mt	1 Car Space
	29	Single	93.21 Sq.Mt	1 Car Space
	30	Single	82.59 Sq.Mt	1 Car Space

Required Car Parking = 27 Car + 5 Two Wheelers
10 % Visitors Car Parking = 3 Car Space
Total Required Car Parking = 30 Car + 5 Two Wheelers
Total Avilable Car Parking = 34 Car + 6 Two Wheelers

JOINERY DETAILS:-

R.S	- Rolling Shutter	3.05 x 2.10
M.D	- Main Door	1.10 x 2.10
D	- Door	1.00 x 2.10
D1	- Door	0.90 x 2.10
D2	- Door	0.75 x 2.10
D3	- Door	0.93 x 2.10
O	- Open	0.80 x 2.10
O2	- Open	1.25 x 2.10
O3	- Open	1.11 x 2.10
O4	- Open	0.90 x 2.10
L.D	- Lift Door	1.00 x 2.10
FW	- Window	1.50 x 1.80
FW2	- Window	0.89 x 1.80
FW3	- Window	1.05 x 1.80
FW4	- Window	0.85 x 2.00
FW5	- Window	0.95 x 1.80
FW6	- Window	0.90 x 1.80
FW7	- Window	0.76 x 1.80
FW8	- Window	0.86 x 1.80
W4	- Window	1.22 x 1.50
W5	- Window	1.52 x 1.50
V4	- Ventilation	1.22 x 0.60
V3	- Ventilation	0.90 x 0.60
V1	- Ventilation	0.47 x 1.20
G.W1	- Grill Window	2.90 x 1.50
G.W2	- Grill Window	3.47 x 1.50
G.W3	- Grill Window	3.10 x 1.50
Ex.F	- Exhaust Fan	

FLOOR AREA RATIO

= St.F (Electrical Room) + F.F + S.F + T.F + FO.F + Fi.F / Total Site Area

= 31.82 + 615.58 + 615.58 + 615.58 + 615.58 + 615.58 / 1037.00

= 3109.72 / 1037.00

= 2.998 < 3.00

Road 18.29 m
Premium FSI = 50 %
2 + (0.5 x 2) = 3.00

Area Details :-	FSI (Sq.Mt)	NON-FSI (Sq.Mt)	TOTAL (Sq.Mt)
Pro. Silt Floor Area	31.82 (Electrical Room)	604.00	635.82
Pro. First Floor Area	615.58	-	615.58
Pro. Second Floor Area	615.58	-	615.58
Pro. Third Floor Area	615.58	-	615.58
Pro. Fourth Floor Area	615.58	-	615.58
Pro. Fifth Floor Area	615.58	-	615.58
Pro. Head Room Area	-	10.08	10.08
Total Area	3109.72	614.08	3723.80

Note:
Waste Water Used for Garden
Rain Water harvesting Details Provided
Solar System Water tank provided
Fire Resistance to be provided
Emergency alarm to be provided
Drinking water to be provided as per corporation norms
Rain water harvesting tank to be provided
Waste water from recycled water tank & Trench connected to sullage disposal tank
Solid waste tub to be Provided
'U' traps provided in septictank to prevent curb breeding of mosquitoes
(As per G.O (M.S) No : 341 - dated 03.11.2004)

A. JOHNSON DAVID
Ark Builders & Properties Promoters (P) Ltd
6/9, Art of Ark, First Cross Street, Maharajanagar, Tirunelveli-627 011.

Contruction Engineer

A. Sivakumar
DCE.,B.E.,MBA.,M.E.(Structure)
Registered Structural Engineer
Ark Builders & Properties Promoters (P) Ltd.
6/9, Art of Ark, First Cross Street, Maharajanagar, Tirunelveli-627011

Structural Engineer

Applicant

PP/BP/TLPA No: SWP / 67 / 2024
FILE NO: SWP / BPA / 212264 / 2024

Office Use

Ar. SHINY ABRAHAM.J
CA/2018/98560
Ark Builders & Properties Promoters (P) Ltd
6/9, Art of Ark, First Cross Street, Maharajanagar, Tirunelveli-627 011.

Registered Engineer/Architect

	35	2024
14	03	2024

THE LANDLENS SUITE

Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
/landlens/one

Verify My Land
Every record check run on one property and returned as a single report.
/landlens/verify-my-land

Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
/landlens

One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
/landlens/one/map

PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
/landlens/pricemap

Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
/landlens/build-scope

Property Tracker
Watch a property and hear about it when something new is registered against it.
/landlens/property-tracker

Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
/landlens/deal-room

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FREE TOOLS · NO ACCOUNT NEEDED

Twenty-four checks you can run yourself, at no cost.

Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

Every free tool
/tools

Services we run for you
/services

The LandLens suite
/landlens/one

Verified RealEstate™

Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

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Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.